

# Lafayette County Conservation and Zoning Office



1900 Ervin Johnson Drive  
Darlington, WI 53530-9271  
Phone: (608) 776-3836

\* These minutes are subject to the approval of the Planning and Zoning Committee on 6/9/2016 \*

## MINUTES MEETING OF THE PLANNING & ZONING COMMITTEE USDA AG CENTER CONFERENCE ROOM Thursday, May 5, 2016 at 6:00 p.m.

The meeting was called to order at 6:00 p.m. by Chairman Jack Wiegel. Others present: Ludlum, Marion, Loeffelholz, and N. Larson. Also present

Excused: Heimann, D. Larson

Larson stated that the agenda was posted in the USDA Service Center, by the County Clerk's Office, the Darlington Municipal Building, on the Lafayette County Webpage; and was sent to the press. It was also sent to Pharm-Aloe, Inc., the Jacobson's, neighbors, District Supervisors Wolfe and J. Wiegel, and the Lamont and Wiota Town Clerks.

Motion was made by Ludlum and second by Marion to approve the agenda as printed. Motion carried.

Motion made by J. Wiegel and second by Marion to approve the minutes of the previous meeting. Motion carried.

### **Public Hearing for Pharm-Aloe, Inc. Rezone:**

**Zoning Office Statement:** They own 150 acres and are asking to rezone 1.5 to 2 acres to construct a new 2,000 sq. foot office and 10,000 sq. feet for delivery. It has been approved by Wiota Township. The property is on County M, south of Woodford.

**Applicant's Statement:** None

**Public Statement in Favor:** Wiegel stated he thought it is a great project.

**Public Statement Opposed:** None

**Public Statement in Interest:** Marion asked if it will have a fire number. Yes

**Applicant's Rebuttal:** None

**Committee Discussion:** Question was asked about the driveway. Seiler said he had contacted Tom Jean, Hwy. Commissioner and Wiota Township. It is a County Road, and they have Okayed it.

**Close Hearing:** J. Wiegel closed the hearing.

**Recommendation to the County Board:** Motion to approve the Pharm-Aloe, Inc. rezone of 2 acres + or – in Wiota Township from A-1 Exclusive Agricultural to M-1 Light Industrial, and to forward it on to the County Board for approval by Ludlum and second by Marion. Motion carried.

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## **Public Hearing for David & Mary Ellen Jacobson Rezone:**

**Zoning Office Statement:** The Jacobson's are asking to rezone 6.642 acres from A-1 Exclusive Agriculture to A-2 Agriculture to build a home. This was Mary Ellen's home-farm. Letters were sent to neighbors, and there was no opposition. Lamont Township has approved the rezone. They have an address at the site already, for an existing shed and they have 2 driveways.

**Applicant's Statement:** None

**Public Statement in Favor:** None

**Public Statement Opposed:** None

**Public Statement in Interest:** None

**Applicant's Rebuttal:** None

**Committee Discussion:** Is it tillable? It is marginal, low and wet. Jacobson's offered better photos if necessary. J. Wiegel stated these are fine, and then closed the hearing.

**Recommendation to the County Board:** Motion to approve the David and Mary Ellen Jacobson rezone of 6.6 acres + or - in Lamont Township from A-1 Exclusive Agriculture to A-2 Agriculture, and to forward it on to the County Board for approval by Marion and second by Ludlum. Motion carried.

**Public Comment:** Marion asked about limits on the amount of land that can be taken out of the Farmland Preservation Program (FPP). Lafayette County is well below the maximum. Areas with city pressure are where they have problems. Marion commented on how important our Ag tourism is, and that she wouldn't like to see the view spoiled. Loeffelholz stated that in areas like the Mississippi Waterway (the longest that is undammed) if houses are visible at leaf-off, they may be required to camouflage their buildings. Ludlum asked about housing on the West side of the Mound being controversial. They have shale, some of which has 8 ft. water leaks. At 12% slope, the water leaks out from the Mound ½ to 1 mile around. They have the same problem south of Shullsburg.

**Zoning Manager Update:** Regional Planning bill – was set for 2015, but there were snags and the project is running over.

Shoreland Ordinance-DNR wants an update, but we only have 1 lake; and that is DNR-owned. Since this came out, the shoreland rules have changed and the Administration has backed off. At a meeting with State officials, Loeffelholz asked what the consequences would be for not revising. He received no answer.

The State cost shares on work for the Land & Water Plan. Regional Planning worked on that and the Farmland Preservation Plan. The County Representative to the SWWRP is Bob Boyle.

WI Fund discussion. Cost share no longer available.

Brian Wilde – Check new systems.

Prior to 2008 there was more development. With land price where it is, the land is not going into housing. It is also difficult for new farmers to get started. Dairies are renting the ground for manure hauling. They need a large land-base, and are over-paying on the rent. With no industry and few people it makes it difficult for tax payers.

Paul King – A new rezone request for a welding shop. Mr. King wants to rezone to Commercial.

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By-Tech – They have tanks in Monticello, but wanted to put one on Hwy. 11 in Gratiot Township. This did not go through. They are now supposedly buying a farm in Gratiot Township. Spreading is regulated by DNR and cannot be stopped, but tanks would need an industrial permit.

The goat farm is being permitted in Calumet County.

All records in our office are public information, with the exception of the WI Fund files. They have personal identification information, so are private.

Ludlum stated he heard they are planning a chicken barn behind the historical site in Belmont. This office will only have jurisdiction if the manure storage exceeds the 5,000 cubic ft. capacity.

Loeffelholz has been contacted by a landowner about putting up a 64 X 64 building for dogs. He would be breeding 30-40 bitches 2 times per year. He has been working with a pet store. Belmont says it is Commercial, but Loeffelholz says it could be agricultural; similar to sows. It isn't large enough to trigger either the manure storage or the licensing ordinance. Schobert-Belmont Town Chair had asked about a noise ordinance. Loeffelholz stated that you must first record the ambient noise level. Generally the noisiest is a corn dryer. It is high pitched and of a long duration.

County G, Mellsen: Loeffelholz sent him letters last summer. The Township said he had cleaned it up. He is talking about rezoning to industrial. A junk yard is zoned M-2. He had cleaned some, but it had gotten worse over the winter. The Township is now sending a letter to have it cleaned up by June 1. He may put up a fence or put the vehicles in a building.

The Planning & Zoning Committee read through their voucher lists. A motion was made by Ludlum to sign a pre-approval letter for the billings from the Republican Journal and Midwest Business Products (for the copier bill), with a second from Marion. Motion carried.

Motion by Marion and second by Ludlum to approve payment of the vouchers. Motion carried.

The next LCC meeting will be Thursday, June 9, 2016 at 6:00 p.m.

Motion by Ludlum and second by Marion to adjourn the meeting at 7:15 p.m. Motion carried.

Recorded By

Nikki Larson

For Terry Loeffelholz  
Conservation & Zoning Manager

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APPROVAL OF MEETING MINUTES

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